

**Montville Planning & Zoning Commission
SPECIAL MEETING
August 12, 2026 - 6:00 p.m.
Town Council Chambers – Town Hall
310 Norwich-New London Turnpike, Uncasville, CT 06382**

MINUTES

1. **Call to Order.** Chairman Pieniadz called the meeting to order at 6:00 p.m.
2. **Pledge of Allegiance.** All rose for the Pledge of Allegiance
3. **Roll Call and seating of Alternates. Present:** Chairman William Pieniadz, Vice Chair Wills Pike, Secretary John Desjardins, Commissioners Lisa Terry, Josh Kobyluck, Sara Lundy and Alternate Mark Meyers. **Absent:** Commissioners Joseph Summers, Chuck Longton and Mickey Gillette. **Also Present:** Land Use Director Dennis Goderre, Assistant Planner Meredith Badalucca, Zoning and Wetlands Officer Stacy Radford, Administrative Assistant Katherine Rose; Councilors Rachael Novak, Joe Jaskiewicz and Mayor Leonard Bunnell; and Goman + York Consultants Don Poland, Georgie Driver and Justin LaFountain.
4. **Working Session**
 - a. **POCD and Zoning Amendment Workshop**

Director Dennis Goderre introduced the Goman + York team to the Commissioners and explained the meeting would be the first effort at the exercises planned that evening for the benefit of those in attendance. Director Dennis Goderre stated that there would be a session for the public held as well. Director Dennis Goderre noted there was a Plan of Conservation and Development Housing Advisory Committee meeting scheduled for September 9, 2026.

Don Poland of Goman + York shared a presentation on screen for all to view titled “Town of Montville Planning & Zoning Commission Plan of Conservation & Development – Kick-Off Meeting.” Discussion ensued. Don Poland explained that the feedback provided that evening, as well as the results of the exercises held, would be shared in a report format with Commissioners at the next regular meeting on August 25, 2026.

Those in attendance broke out to participate in various exercises as detailed in the presentation at 7:06 p.m.
5. **Adjournment.**

MOTION (TERRY/LUNDY) to ADJOURN the meeting at 7:26 p.m. All in favor.
Motion APPROVED.

AN AUDIO RECORDING OF THE MEETING IS AVAILABLE ON THE TOWN WEBSITE.